

Godfrey Ridge

Statement of Intent
August 9, 2016
App. 23.8 Acres, Godfrey Road
Greenville County, S.C.

Residential Community

This subdivision is a planned development for custom residential units. The tax map of the property is #0531030100801, 0531030100800, and part 0531030100701 and will be developed by Craw Properties, Inc. The parcel is ±24 acres located on Godfrey Road near Woodruff Rd.

The property offers a small creek which bisects the site and will be protected by a permanent buffer. Detention will be provided for both quantity and quality control.

The community will have no more than 50 residential units sized dependent on lots and Owner's preference. The approximate square footage of the residential homes will be 2500-3,500 sq. ft. The developer's covenants and restrictions will require all homes in the subdivision to be brick, stone, and/or masonry design. Elements of siding, such as hardiplank, may be incorporated upon a predetermined percentage to enhance the diversity and definition of the development.

Amenities and Landscaping

As shown on the preliminary development plan, the community will include common areas that include the creek and detention areas.

Sidewalks will be installed on one side of the streets within the subdivision. Street lighting, landscaping, and entrance signage is also included. Sidewalks will provide pedestrian access between the residential area and Godfrey Road. No sidewalks will be constructed along Godfrey Road.

All front yards of the residential lots are to be sodded and landscaped.

Setbacks

There will be a required 25 foot setback and landscape easement along Godfrey Road. Interior setbacks will be: front = 20', side and rear = 5'.

Residential Homeowners' Association

Prior to the first transfer of ownership to residential owners, an incorporated, non-profit association of owners (homeowners' association) will be established. All common areas or common facilities within the community shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the property owner(s) to the homeowners' association. The homeowners' association shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community. Dues will be set to cover the cost of road and common area maintenance and landscaping replacement based upon projected, budgeted costs.

Public Improvements and Facility Impact

The entrance off Godfrey Road will be a gated landscaped entrance. All roads within the development will be private.

All roads and utilities will be constructed to meet Greenville County design standards. Storm water management will be designed according to Greenville County Land Development and SCDHEC regulatory authority's specifications.

According to Greenville County School District, the schools that are presently designated to serve the new community are Oakview Elementary, Beck Middle School and J.L. Mann High School.

The community is not expected to create an adverse impact on public facilities. Streets within the subdivision will be private. All construction will be in accordance with building codes, zoning ordinances, and all other applicable state, county and city laws and ordinances. The water is provided by Greenville Water System. Electricity is provided by Laurens Electric and fire protection is provided by Pelham Batesville Fire District. Sewer service will be provided by Metropolitan Sewer Sub-District and ReWa.

Development Schedule/Buildout

All common area, roads, and detention basin maintenance will be the responsibility of the HOA.

Conclusion

To summarize, the intent of this application for rezoning as a FRD, is to develop a small size, upscale custom home neighborhood, with lot and house totaling from the \$650,000 to \$850,000 range. This subdivision is near Woodruff Road and all the shopping and amenities provided along that corridor. The FRD zoning will allow review/approval of this specific plan and will protect the community in the event this project does not go forward. If that is the case, a new plan submittal will be required.